Energy performance certificate (EPC) Energy rating Valid until: 30, Melling Road 7 June 2026 LIVERPOOL L9 0LG Certificate number: 0788-1022-6206-6206-0994 Property type Semi-detached house

Total floor area 89 square metres

Rules on letting this property

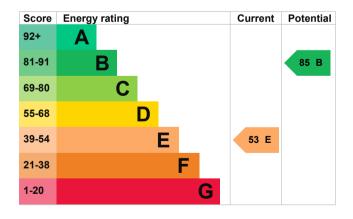
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordquidance).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Very good
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 340 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,194 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £585 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 17,391 kWh per year for heating
- 2,419 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 872 kWh per year from loft insulation
- 7,055 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property		This property produces	5.3 tonnes of CO2	
This property's current environment rating is E. It has the potential to	•	This property's potential production	1.5 tonnes of CO2	
Properties get a rating from A (on how much carbon dioxide (oproduce each year. CO2 harms	CO2) they `	You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.		
Carbon emissions		These ratings are based on	•	
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amounts of energy.		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£44
2. Internal or external wall insulation	£4,000 - £14,000	£359
3. Floor insulation (suspended floor)	£800 - £1,200	£50
4. Draught proofing	£80 - £120	£17
5. Heating controls (room thermostat and TRVs)	£350 - £450	£83
6. Solar water heating	£4,000 - £6,000	£32
7. Solar photovoltaic panels	£5,000 - £8,000	£277

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name Barry Gurrell Telephone 01512219866

Email <u>floydian50@yahoo.co.uk</u>

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Stroma Certification Ltd

Assessor's ID STRO028311 Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party
8 June 2016
8 June 2016
RdSAP